| 160.0 | 0004 | 0005.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 726,300 / | 726,300 |
| | | | | | USE VALUE: | 726,300 / | 726,300 |
| | | | | | ASSESSED: | 726,300 / | 726,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 79 | | CLAREMONT AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | COBB MICHAEL |
| Owner 2: | WEATHERS JESSICA |
| Owner 3: | |
| Street 1: | 79 CLAREMONT AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | STOBBE GERALD L & LORRAINE - |
| Owner 2: | - |
| Street 1: | 79 CLAREMONT AVENUE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,819 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Vinyl Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5819.000 | 310,100 | | 416,200 | 726,300 |
| Total Card | 0.134 | 310,100 | | 416,200 | 726,300 |
| Total Parcel | 0.134 | 310,100 | | 416,200 | 726,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.12 | /Parcel: 407.1

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 107002

**GIS Ref**

**GIS Ref**

**Insp Date** 06/08/18

!12542!

## PREVIOUS ASSESSMENT

Parcel ID 160.0-0004-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 310,100 | 0 | 5,819. | 416,200 | 726,300 | 726,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 304,400 | 0 | 5,819. | 416,200 | 720,600 | 720,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 304,400 | 0 | 5,819. | 368,600 | 673,000 | 673,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 304,400 | 0 | 5,819. | 309,200 | 613,600 | 613,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 304,400 | 0 | 5,819. | 309,200 | 613,600 | 613,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 269,400 | 0 | 5,819. | 267,600 | 537,000 | 537,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 269,400 | 0 | 5,819. | 258,600 | 528,000 | 528,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 269,400 | 0 | 5,819. | 246,200 | 515,600 | 515,600 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:37:23 |

**LAST REV**

| Date | Time |
|---|---|
| 06/11/19 | 08:47:48 |
| danam | |
| 12542 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| STOBBE GERALD L | 71445-202 | 1 | 8/8/2018 | | 735,000 | No | No | | |
| JOHNSON CHARLES | 24459-323 | | 4/15/1994 | | 178,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/22/2019 | 233 | Insulate | 10,000 | C | | | | |
| 8/6/1997 | 467 | Manual | 4,400 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/14/2019 | SQ Returned | JO | Jenny O |
| 6/8/2018 | MEAS&NOTICE | BS | Barbara S |
| 10/22/2008 | Meas/Inspect | 355 | PATRIOT |
| 12/2/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/14/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 107002 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5819 | | Sq. Ft. | Site | | 0 | 70. | 1.02 | 8 | | | | | | | | | 416,198 | | | | | | 416,200 | |

Total AC/HA: 0.13359 | Total SF/SM: 5819 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 416,198 | Spl Credit | Total: 416,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 97 - Tudor | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.23856497 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 153.257 |
| Other Features: | 78500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 449361 |
| Depreciation: | 139302 |
| Depreciated Total: | 310059 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 | | | | |

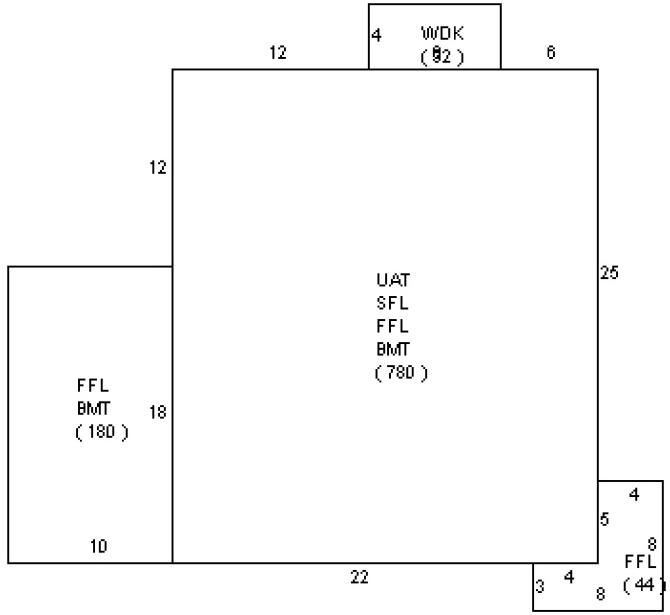
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,004 | 153.260 | 153,870 |
| BMT | Basement | 960 | 45.980 | 44,138 |
| SFL | Second Floor | 780 | 153.260 | 119,541 |
| UAT | Upper Attic | 195 | 61.300 | 11,954 |
| WDK | Deck | 32 | 15.840 | 507 |
| | Net Sketched Area: | 2,971 | Total: | 330,010 |
| Size Ad | 1784 | Gross Are | 3556 | FinArea 1784 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 168.58 |
| Special Features: | 0 | Val/Su Net: | 104.38 |
| Final Total: | 310100 | Val/Su SzAd | 173.82 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

160.0-0004-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: